

# PLANNING AND ZONING COMMISSION AGENDA

Tuesday, February 24, 2015

8:00 P.M.

Room 206  
Town Hall

## PUBLIC HEARING

**Continuation of Public Hearing regarding Land Filling & Regrading Application #343, David & Carlyle Upson, 25 Peterick Lane.** *APPLICATION HAS BEEN WITHDRAWN.*

**Coastal Site Plan Review #184-C, Flood Damage Prevention Application #195-C, Land Filling & Regrading Application #102-C, Town of Darien, 36 and 30 Goodwives River Road, and 15 Morley Lane.** Proposing to reconstruct the Upper Pond dam; construct a fish ladder; remove approximately 7,500 cubic yards of sediment from the lower portion of Upper Pond; restore aquatic and shoreline habitats of the Upper Pond; and perform related activities within regulated areas. The subject properties are located on the Goodwives River and: at 36 Goodwives River Road (Map #63, Lot #105); 30 Goodwives River Road (Map #63, Lot #104); and 15 Morley Lane (Map #63 Lot #55), approximately 1,500 feet south of its intersection with Old King's Highway South, R-1 Zone. *POSTPONED TO MARCH 24, 2015.*

**Continuation of Public Hearing regarding Special Permit Application #285, Land Filling & Regrading Application #213-A, Anthony & Elizabeth Minella, 53 Horseshoe Road.** Proposing to construct a 60' x 100' sports court with associated lighting; along with a related structure attached to the existing residence; install related stormwater management; and to perform related site development activities. The subject property is located on the southwest side of Horseshoe Road approximately 400 feet west of its intersection with Inwood Road, and is shown on Assessor's Map #3 as Lot #23 in the R-2 Zone. *PUBLIC HEARING OPENED JANUARY 20, 2015. DEADLINE TO CLOSE PUBLIC HEARING IS FEBRUARY 24, 2015 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

**Special Permit Application #277-B/Amendment of Business Site Plan #248, Day Street Development, LLC, 13 Grove Street.** Request for Le Boudoir, a personal service use, for a 1,250+/- square foot portion of the first floor of the building at 13 Grove Street. The subject property is located on the southwest corner formed by the intersection of Day Street and Grove Street, and is shown on Assessor's Map #73 as Lots #15 & #16 in the CBD Zone.

**Coastal Site Plan Review #196-A, Flood Damage Prevention Application #212-A, Paul & Susan Tierney, 17 Butler's Island Road.** Proposal to build a new residential pier to replace an existing damaged pier, repair existing stone jetty, and to perform related site development activities within regulated areas. The subject property is located on the east side of Butler's Island Road approximately 265 feet east of its intersection with North Road, and is shown on Assessor's Map #67 as Lot #76 in the R-1 Zone.

**Subdivision Application #612-A, ASL Partners, LLC, 203 Long Neck Point Road.** Proposal to subdivide a two acre property into two one-acre lots. The subject property is located on the east side of Long Neck Point Road approximately 1,200 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #9 in the R-1 Zone.

## **GENERAL MEETING**

*Discussion and deliberation ONLY on the following application:*

**Proposed Amendment to the Darien Zoning Map (COZM #2-2014), Special Permit Application #246-B/Site Plan #251-B, Land Filling & Regrading Application #184-B/lot line adjustment, Sun Homes Darien, LLC, 36, 42 (formerly 0), and 48 Wakemore Street.** Proposing to establish the Designed Community Residential (DCR) overlay zone on parcels totaling approximately 2.49+/- acres, and razing the existing three structures on those properties and constructing ten new structures containing fourteen market rate units and two affordable units to become Kensett II, and performing related site development activities. *DECISION DEADLINE: 4/9/2015.*

*Deliberation ONLY on any applications which public hearing is closed on February 24, 2015.*

### **Approval of Minutes**

January 20, 2015	Public Hearing/General Meeting
February 3, 2015	Public Hearing/General Meeting

**Any Other Business (Requires two-thirds vote of Commission)**

**ADJOURN.**